

Inverness Village Condominium Association
Board of Directors meeting at the Clubhouse
2400 Forest Drive, Inverness, FL. 34453
November 18, 2025

The meeting was called to order by Geri Morace at 6:00 PM. The meeting was aired on Zoom.

Quorum of 5 board members in attendance:

Geri Morace President John Loomis Member at Large Jim Marzullo Treasurer
Dennis Schmidt Vice President Kathy Boyer Secretary
20 residents in attendance, 5 residents on zoom

Pledge of Allegiance recited.

Proof of Notice was posted on Thursday, November 13, 2025. Agenda and zoom invite sent by e-mail blast to all residents.

Approval of October 2025 minutes. Motion to accept by Geri; second by John. All in favor.

Adopt the Agenda- Motion to accept by Kathy; second by Jim. All in favor.

Treasurer's report by Jim: The January-October profit, loss, and balance sheets were reviewed. Total loss for the year is \$6,008.73. This was due to unanticipated rewiring to building 9 and plumbing repairs in building 10. Jim feels this will be made up by the end of the year. Motion to accept by Dennis; second by John. All in favor.

President's report by Geri: We are on the winter schedule for lawn service which includes trimming and clean up of the grounds as needed. Fabricio has changed our service day back to Tuesday. Roof Elite finished installing a new roof on building 12. They are currently in the process of installing the roof on building 8. The plumbing issue in building 10 will be completed this week. Shout out to Kelly Kovac and Brenda Richards for all the landscaping of various areas on the grounds. See the attached President's report. Motion to accept by Kathy; second by John. All in favor.

Committee reports:

Maintenance Committee- Power and soft washing of the front entries/siding continues with the completion of buildings 1,2,3,4, clubhouse, and front pillars. The men are doing each building completely before moving to the next. This is why it is taking so long. New bulletin boards have gone up next to the mailboxes as each building is cleaned.

Social Committee- November Pot Luck had 51 residents and guests attending. Residents were thanked for their timely RSVP. This made anticipating the amount and type of food needed easier. The next Pot Luck is scheduled for December 9, 2025 at 6 PM. Please RSVP by December 6 so the committee can plan accordingly. Bingo will be the 4th Tuesday of every month. Shuffleboard every Monday at 11 AM. A shoutout by Geri to Lucy and Kathy for decorating the front pillars for Christmas. Lucy purchased the lights and they are already twinkling for residents to enjoy. Larry will have the Merry Christmas sign up and lit by next week.

Welcoming Committee- Three units remain active for sale. Two units have recently sold. The market is holding steady.

Landscaping Committee- Dawn reviewed the tree replacement and watering plan. She requested a timeline for implementation. Phase 1, with a total of 6-30 gal. oak trees will be planted in the areas behind the clubhouse and along the outer property in front of buildings 10 and 11. Kathy made a motion to move forward with this phase. Motion to accept by Kathy; second by Dennis. All in favor.

Pool Committee- There were no issues presented concerning the pool. A resident questioned if and when the pool tiles would be replaced. This is a future project as the inspection quoted no issues that needed to be addressed immediately.

Old Business- Residents were reminded that resurfacing of the parking areas and driveways is scheduled to start December 8th. They were urged to move vehicles or they would be towed with a fee.

New Business- Ratification of 2026 budget to follow this meeting.

Residents were allowed to ask questions. Kathy asked, and Kelly explained the plans for the large used fountain/planter behind the office. This was a gift, which was pressure-washed and delivered. There is presently no pump or electricity at the site. More plans to come.

The meeting was adjourned at 6:40 PM. Motion to accept by Kathy; second by Dennis. All in favor. Next meeting December 16, 2025.

The 2025 budget was discussed immediately following the adjournment of the regular board meeting. The assessment fee will increase to \$525.00 a month starting January 1, 2026. There were no questions from the residents. The budget was accepted unanimously by the board. Motion to accept by John; second by Dennis. All in Favor.